

8/10/11 10:16:11
DK W BK 662 PG 595
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by & Return to:

★ The Blackburn Law Firm, PLLC
8429 Industrial Drive
Olive Branch, MS 38654
662-895-6116

Grantor:

Lori Cochran-Taylor, Individually
and as Executrix of the Fred William
Cochran, Jr. Estate, Deceased

Address:

10370 Oakleaf Drive
Olive Branch, MS 38654

Phone: 662-812-5088

N/A

Grantee:

Lori Cochran-Taylor, Individually

Address:

1239 East Indianola Avenue
Pheonix, AZ 85014

Phone: 662-812-5088

N/A

QUITCLAIM DEED

**LORI COCHRAN-TAYLOR, INDIVIDUALLY AND
AS EXECUTRIX OF THE ESTATE OF THE
FRED WILLIAM COCHRAN, JR., DECEASED**

GRANTOR

TO:

LORI COCHRAN-TAYLOR, INDIVIDUALLY

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, LORI COCHRAN-TAYLOR, Individually and as Executrix of the Estate of Fred William Cochran, Jr., Deceased, Grantor, do hereby grant, bargain, sell, quitclaim and convey unto LORI COCHRAN-TAYLOR, Individually, Grantee, the following described property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to-wit:

INDEXING INSTRUCTIONS: Part of the Southwest Quarter of Section 7,
Township 2 South, Range 6 West, DeSoto County, Mississippi.

Part of the Southwest Quarter of Section 7, Township 2 South, Range 6 West,
DeSoto County, Mississippi, and being more particularly described as follows, to-
wit: COMMENCING at a point on the centerline of College Road commonly

accepted as the Southwest corner of said Quarter section; thence run South 89 degrees 00 minutes 17 seconds East a distance of 565.01 feet to a point on said centerline of College Road, said point being on the East right of way line of Spring Valley Drive and the Point of Beginning; thence run North 00 degrees 59 minutes 43 seconds East a distance of 78.00 feet along said right of way line to a point; thence run North 89 degrees 00 minutes 17 seconds West a distance of 5.00 feet along said right of way line to a point; thence run North 00 degrees 59 minutes 43 seconds East a distance of 107.32 feet along said right of way line to the point of curvature of a curve to the right (d+47 degrees 39 minutes 49 seconds, R+225.00 feet) thence run Northeasterly a distance of 187.17 feet along said curve and right of way line to the point of tangency of said curve; thence run North 48 degrees 39 minutes 32 seconds West a distance of 32.08 feet along said right of way line to a point on the South line of Spring Valley; thence run South 42 degrees 24 minutes 35 minutes East a distance of 99.73 feet along said Spring Valley South line to a point; thence run South 48 degrees 18 minutes 42 seconds East a distance of 71.09 feet along said Spring Valley South line to the Northwest corner of the Ernest R. Mize property; thence run South 07 degrees 30 minutes 00 seconds East a distance of 77.20 feet along the West line of said Mize property to a point; thence run South 34 degrees 00 minutes 00 seconds East a distance of 77.00 feet along said Mize west line to a point; thence run South 20 degrees 30 minutes 00 seconds East a distance of 123.61 feet along said Mize west line to a point on said centerline of College Road ; thence run North 89 degrees 00 minutes 17 seconds West a distance of 315.47 feet along said centerline to the point of beginning and containing 1.83 acres, more or less. Bearings are based on calls shown on plat of survey of Ronald R. Williams, P.E.L.S. dated August 7, 1978. The above description was written from a plat of survey by Danny S. Rutherford. P.E.L.S. dated February 10, 1993

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

Being the same property conveyed to Fred Cochran, by Quitclaim Deed recorded April 19, 2002 in Book 417, Page 135 in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, Fred Cochran and Fred William Cochran, Jr. are one and the same.

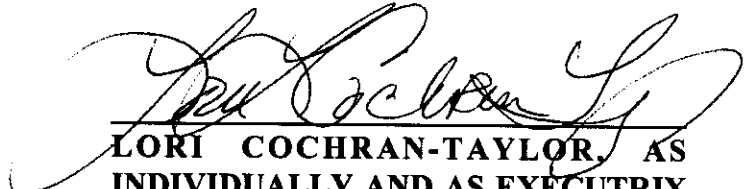
Further, by way of explanation, on July 29, 2011, Fred William Cochran, Jr., departed this life, being at the date of his death an adult resident citizen of DeSoto County, Mississippi, and vested with fee simple title in and to the herein described real property by virtue of that certain Quitclaim Deed referenced herein above. On August 2, 2011, the Chancery Court of DeSoto County formally admitted the Last Will and Testament of Fred William Cochran, Jr. at Cause No.11-08-1537. Therefore, the Executrix, namely Lori Cochran-Taylor, has joined in this conveyance in order to convey any right, title and interest the estate may have in said property, and Lori Cochran-Taylor has also joined in this conveyance as the sole beneficiary

of the decedent's Last Will and Testament.

TO HAVE AND TO HOLD the above quitclaimed premises, together with all and singular the hereditament and appurtenances thereunder belonging or in any wise appertaining to said Grantee, her assigns and heirs, forever.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF SURVEY, TITLE EXAMINATION OR SERVING AS CLOSING AGENT, FROM INFORMATION FURNISHED TO THE BLACKBURN LAW FIRM, PLLC. THE BLACKBURN LAW FIRM, PLLC, PREPARER OF THIS DEED, MAKES NO WARRANTIES AS TO TITLE TO THE PROPERTY OR TO THE ACCURACY OF INFORMATION FURNISHED.

WITNESS the signature of the said Grantor, on this the 9 day of August, 2011.


**LORI COCHRAN-TAYLOR, AS
 INDIVIDUALLY AND AS EXECUTRIX
 OF THE ESTATE OF FRED WILLIAM
 COCHRAN, JR., DECEASED**

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for said County and State, the within named **LORI COCHRAN-TAYLOR** who acknowledged that she executed and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed and also in her fiduciary capacity as Executrix of the Estate of Fred William Cochran, deceased.

GIVEN under my hand and official seal of office, this the 9 day of August, 2011.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

3-15-2012

